

Rolfe East



Long Street, SHERBORNE, DT9 3DD

£250,000

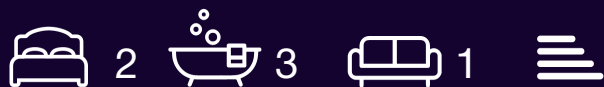
- LARGE TWO DOUBLE BEDROOM MAISONETTE FORMING FIRST AND SECOND FLOOR.
- PRIVATE ROOF TERRACE SEATING AREA.
- HANDSOME GRADE II LISTED BUILDING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- DECEPTIVELY SPACIOUS - 1122 SQUARE FEET.
- PERIOD FEATURES INCLUDE EXPOSED BEAMS, BAY SASH FEATURE WINDOWS.
- SHARE OF FREEHOLD AND LEASE.
- TOP TOWN CENTRE SHERBORNE ADDRESS - LONG STREET.
- PRIVATE ENTRANCE FRONT DOOR.
- ELECTRIC HEATING.

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Ballantyne Long Street, SHERBORNE DT9 3DD

Situated in one of the best addresses in Sherborne - Long Street - this unique property is a spacious (1122 square feet) maisonette forming the first and second floor of a handsome, period, grade II listed property. This two double bedroom apartment enjoys fantastic levels of natural light from the large, feature windows and retains original character including elegant ceiling heights, exposed beams and period bay sash window. The property does offer a mains gas connection and electric night storage heating. There is a very pleasant private roof terrace garden at the rear. The deceptively spacious accommodation comprises private entrance door and hallway, first floor reception hall, open-plan sitting room / dining room (26'9 maximum x 18'8 maximum) with sunny southerly aspect, entrance leads to kitchen / breakfast room with double door leading out on to private roof terrace. There is a utility room / shower room and separate WC / cloakroom on the first floor. On the second floor, there is a landing, master double bedroom with en-suite shower room and second double bedroom. This rare property is only moments from the local Waitrose Store and Cheap Street with its bustling out-and-about culture and a superb selection of boutique shops, artisan bakeries, independent cafes and great gastro-pubs. The breath-taking, historic Abbey, Alms Houses and world famous Sherborne schools are nearby. The flat is a short walk to the mainline railway station in the centre of Sherborne, making London Waterloo in just over two hours directly without changing your seat. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant. THIS RARE AND UNITQUE HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: B



Communal front door leads to communal hall and passageway. Storm porch, glazed and panelled private front door gives ground floor access to Ballantyne.

ENTRANCE HALL: Ceramic tiled floor, recess to hang coats, fitted shelved cupboard, staircase rises to the first floor.

FIRST FLOOR ENTRANCE RECEPTION HALL: Shelved alcove, exposed floorboards, panelled door leads to

CLOAKROOM WC: Fitted low level WC, wall mounted wash basin, tiled splashback.

Glazed door from the first floor hall leads to open plan sitting room / dining room area.

SITTING ROOM / DINING ROOM: 26'9 Maximum x 18'8 Maximum. A simply fantastic open plan living space with feature period bay window to the front, two period sash windows enjoying a sunny south easterly aspect, moulded skirting boards and architraves, feature period fireplace recess with cast iron multi-fuel burning stove, electric heater. Entrance leads to kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM: 14'6 Maximum x 9'11 Maximum. A range of fitted kitchen units comprising laminated work surface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, inset mains gas hob with electric oven under, wall mounted cooker hood above. A range of drawers and cupboards under, space and plumbing for slimline dishwasher, space for upright fridge freezer, space for undercounter fridge. A range of matching wall mounted cupboards, wall mounted gas-fired boiler, uPVC double glazed double doors give access to roof

terrace.

ROOF TERRACE – 9'2 Maximum x 7' Maximum. A private roof terrace laid to timber decking, wrought iron railings.

Hardwood staircase rises from the sitting room area to the first floor.

FIRST FLOOR LANDING: Doors lead off the landing to the bedrooms.

BEDROOM ONE: 17'11 Maximum x 9'7 Maximum. A generous double bedroom, two double glazed Velux ceiling windows to the rear, electric night storage heater, panelled doors lead to fitted wardrobe cupboard space, fitted vanity unit with inset sink over cupboards, tiled splashback. Panelled door leads to ensuite shower room.

ENSUITE SHOWER ROOM - 5'7 Maximum x 6'2 Maximum. Fitted low level WC, glazed shower cubicle with wall mounted mains shower over, extractor fan.

BEDROOM TWO – 18'3 Maximum x 9'5 Maximum. A second double bedroom, window to the front, painted panelling electric night storage heater, exposed beams.







Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

B